



7 Meadow Close, Lang Farm, Daventry, NN11 0GY
£275,000 Freehold

Immaculately kept three bedroom end of terrace house in the sought after Lang Farm area. This property features a modern bathroom, off road parking for multiple vehicles, and a beautifully landscaped private rear garden. Situated close to excellent local amenities, schools, and transport links, this home is perfect for families and professionals alike. Early viewing is highly recommended to appreciate all that this exceptional home has to offer. EPC Rating: D. Council Tax Band: C

End Of Terrace | Three Bedrooms | Off Road Parking | Immaculate Throughout | Private Rear Garden | Sought After Location

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Wood effect laminate flooring. Radiator. Stairs rising to the first floor.

LOUNGE 4.01m x 3.78m (13'2 x 12'5)

uPVC double glazed window to front elevation. Two radiators. Wood effect laminate flooring. Double doors into dining room.

DINING ROOM 2.97m x 2.59m (9'9 x 8'6)

Wood effect laminate flooring. Radiator. uPVC doors into conservatory.

KITCHEN 2.74m x 2.21m (9'0 x 7'3)

uPVC double glazed window to rear elevation. Tiled floor. A range of wall and base units. Integrated Neff oven and 4 ring gas hob. Neff extractor fan. Sink and drainer. There is also space for a washing machine, fridge freezer and dishwasher.

CONSERVATORY 2.97m x 2.79m (9'9 x 9'2)

uPVC construction. uPVC double glazed floor to ceiling windows and solid roof. Wood effect laminate flooring. Plug sockets and lighting.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Storage cupboard.

BEDROOM ONE 3.76m x 2.74m (12'4 x 9'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.02m x 2.92m (9'11 x 9'7)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 2.26m x 1.88m (7'5 x 6'2)

uPVC double glazed window to front. Radiator. Built in cupboard.

BATHROOM 1.91m x 1.96m (6'3 x 6'5)

Opaque uPVC double glazed window to rear elevation. Fully tiled bathroom with white WC, wash hand basin and bath with overhead shower.

OUTSIDE

FRONT GARDEN

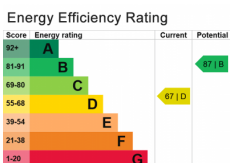
Driveway providing parking for two cars. Access to the garden through side gate.

REAR GARDEN

Patio area and lawn area with a range of shrubs.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

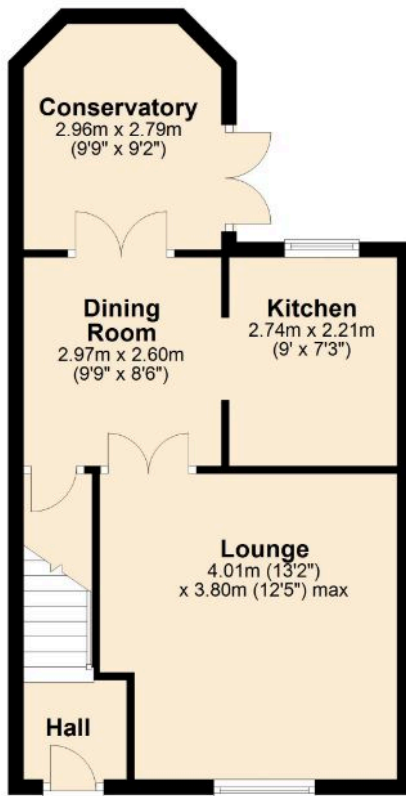


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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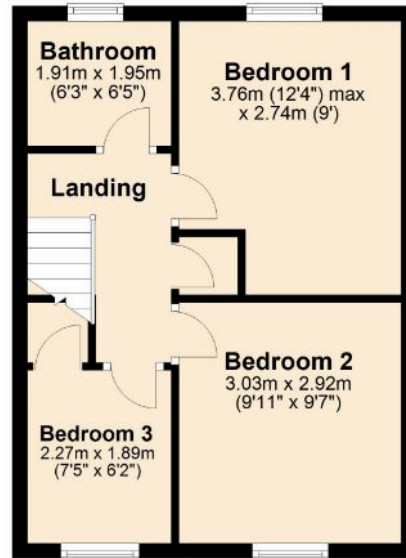
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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